

ZB# 90-4

Toyota of Newburgh

48-3-2.2

Prelim. 10/28/85

Public Hearing:
10/25/85

Application Approved:
Use Area
11/25/85

Prelim.

11/8/90.

Motion to
Schedule P.H.

Public Hearing
2/26/90.

Arthur Miller
561-5561

48-3-2.2

OSPD to be notified

Notice to Sentinel

on ~~1/25/90~~

Sign Variance

Granted
2/26/90. 6-1

#90-4-Toyota of
Newburgh -
sign

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

11204

Received of

Toyota of Newburgh

Feb. 27 19 *90*

\$ *100⁰⁰/₁₀₀*

One Hundred and ⁰⁰/₁₀₀

DOLLARS

For

Z. B. A. #90-445

DISTRIBUTION

FUND	CODE	AMOUNT
<i>\$100.00 check</i>		
<i># 8789</i>		

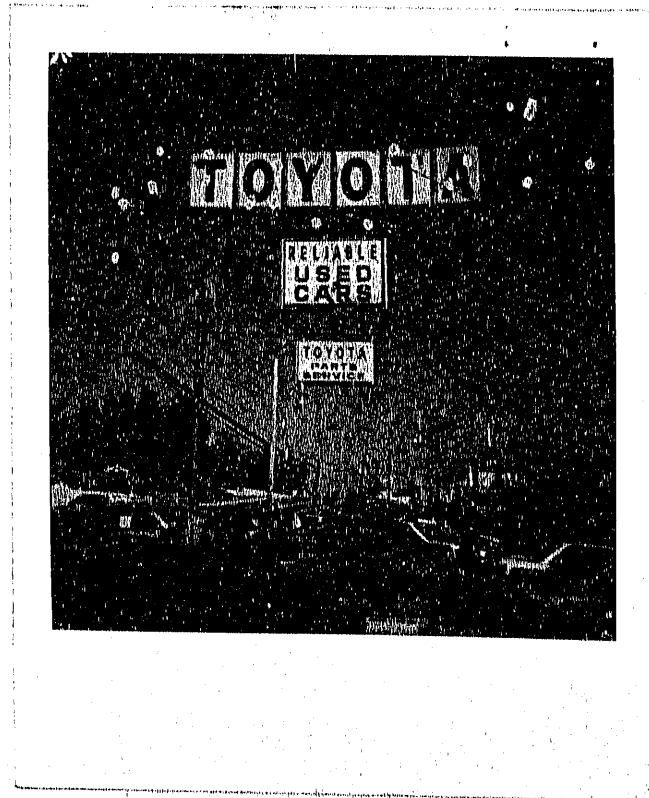
By

Pauline J. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609



-----X

In the Matter of the Application of

TOYOTA OF NEWBURGH, INC.

DECISION GRANTING
SIGN VARIANCE

#90-4.

-----X

WHEREAS, TOYOTA OF NEWBURGH, INC., a corporation having an office located at 96 Route 9W, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for a 110 s.f. sign area and 15 ft. sign height variances for the purpose of replacing a double-faced free-standing sign on the front portion of the highway at the above location in an NC zone; and

WHEREAS, a public hearing was held on the 26th day of February, 1990 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by George Gaillard, its President and Elliott Greer, its Sales Manager; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that Applicant is seeking to replace a free-standing sign on the front portion of the above property.

3. Applicant's proposed sign area exceeds the bulk regulations for a sign in the NC zone by 110 s.f. and requires a 15 ft. height variance as well.

4. The evidence presented and the Board's familiarity with the area shows that Route 9W is a well-traveled highway and that signs identifying the location of area businesses are essential to passing traffic.

5. The evidence presented shows that the Applicant seeks to replace an existing three-part sign with a single sign which is both smaller in area and lower in height than the sign which is to be replaced.

6. The evidence further shows that the sign is located along a major highway, is surrounded by trees and is located on a hill which

hampers visibility due to the placement of the base of the sign at a lower grade than Route 9W, which is also on a hill in front of Applicant's premises.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the sign variance requested is not granted due to the fact that this is a well-travelled highway and a sign identifying the business is required.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the neighboring properties are commercial in character.

3. The proposed request for sign variances of 110 s.f. sign area and 15 ft. maximum sign height, is not considered excessive with relation to the other signs which are located on adjacent commercial properties, and, in addition, the new proposed sign is smaller in square footage and lower in height than the sign which is to be replaced.

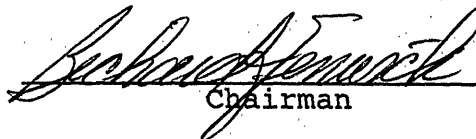
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a sign area variance of 110 s.f. and sign height variance of 15 ft. in accordance with plans presented at the public hearing and on file in Building Inspector's Office.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: March 12, 1990.


Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

90-4

Date: 01/23/90

I. Applicant Information: TOYOTA OF NEWBURGH, INC.

- (a) 96 Route 9W, New Windsor, N. Y. 12553 x
(Name, address and phone of Applicant) (Owner)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☒ Sign Variance
- ☐ Area Variance ☐ Interpretation.

III. Property Information:

- (a) NC 96 Route 9W, New Windsor, NY 48-3-2.2 325x190x112
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-5
- (c) Is a pending sale or lease subject to ZBA approval of this application? -
- (d) When was property purchased by present owner? 10/22/80
- (e) Has property been subdivided previously? - When? -
- (f) Has property been subject of variance or special permit previously? Yes When? 1985
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance: n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section -, Table of - Regs., Col. -, to allow:
(Describe proposal) -
-
-
-
-

- (b) ^{n/a} The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance: n/a

- (a) Area variance requested from New Windsor Zoning Local Law, Section , Table of Regs., Col. .

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) ^{n/a} The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-18T, Table of Use/Blk. Regs., Col. N.

	(3) (c) Requirements	Proposed or Available	Variance Request
Sign 1	30 s.f.	140 s.f.	110 s.f.
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Sign Height	15 ft.	30 ft.	15 ft. Height
Total	30 sq.ft.	140 sq.ft.	110 sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

Applicant proposes to replace 21 year old sign with a smaller sign, double faced, in the same location as the previous sign. Applicant feels that the old sign is very large and cumbersome and desires to replace same with a new single pole illuminated sign which is actually smaller in size than the previous sign.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

Sign size: 5 ft. x 14 ft. - double faced - Total 140 s.f.

VII. Interpretation: n/a

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

[See VI(b) above for this information]

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
☒ Copy of tax map showing adjacent properties.
☒ Copy of contract of sale, lease or franchise agreement.
____ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
☒ Copy(ies) of sign(s) with dimensions.
☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 01/23/90

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

George Sallat Pres
(Applicant)
TOYOTA OF NEWBURGH, INC.
By:

Sworn to before me this

30th day of Jan., 1990.

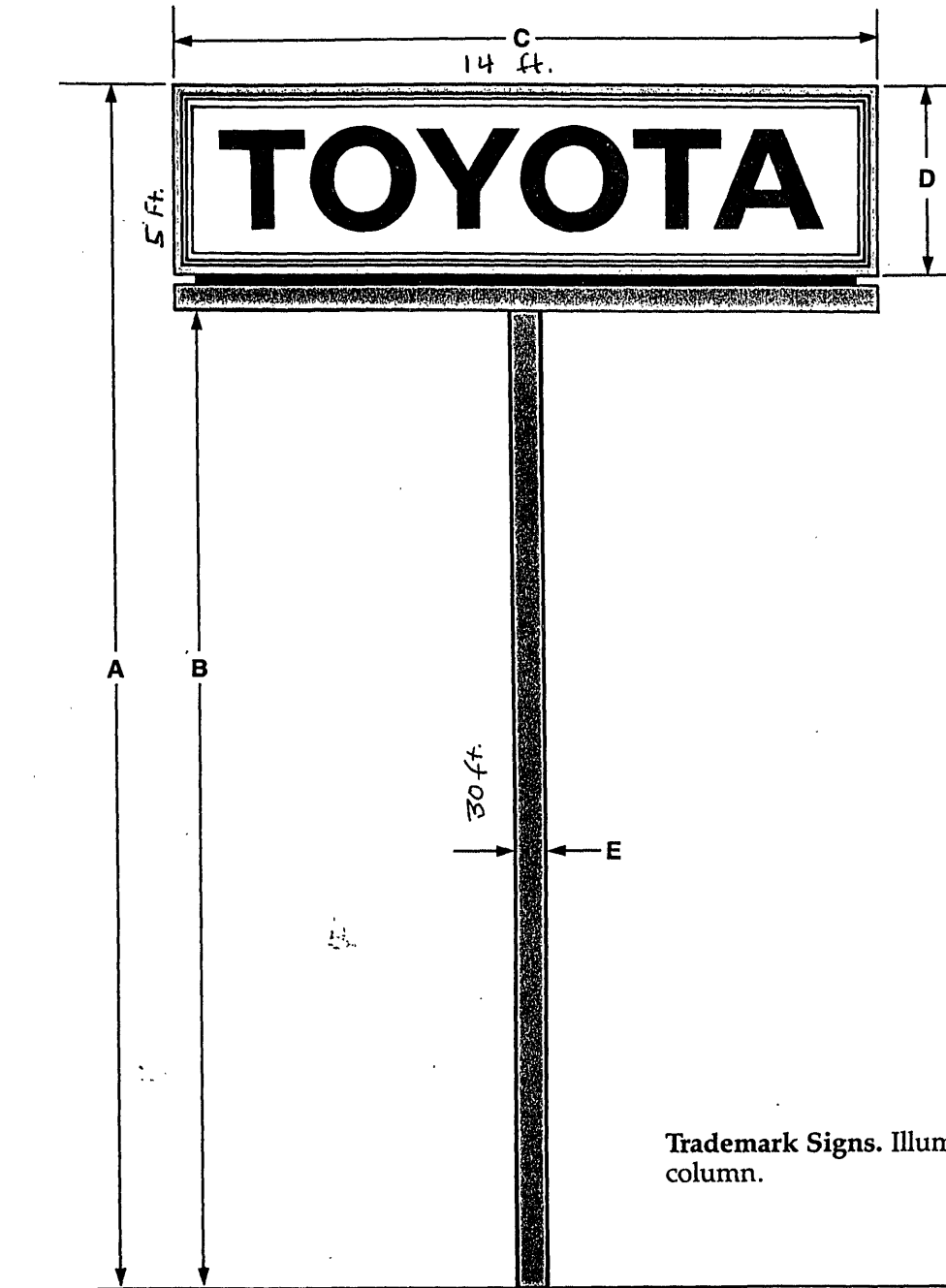
Patricia A. Barnhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904134
Qualified in Orange County
Commission Expires August 31, 1991.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



Trademark Signs. Illuminated double-faced center column.

	5' x 14'				6' x 17.5'				7' x 24'			
DAH	24'-9 ¹¹ / ₁₆ "	29'-9 ¹¹ / ₁₆ "	34'-9 ¹¹ / ₁₆ "	39'-9 ¹¹ / ₁₆ "	25'-8"	30'-8"	35'-8"	40'-8"	32'-5 ¹ / ₂ "	37'-5 ¹ / ₂ "	42'-5 ¹ / ₂ "	47'-5 ¹ / ₂ "
COLUMN HGT.	20'	25'	30'	35'	20'	25'	30'	35'	25'	30'	35'	40'
FACE WIDTH	13'-8"				17'-6"				23'-7"			
FACE HGT.	4'-9 ¹¹ / ₁₆ "				5'-8"				7'-5 ¹ / ₂ "			
COLUMN SIZE	10" SQ. TUBE				10" SQ. TUBE				12" SQ. TUBE			

4 4 4 4 4

T O Y O T

completely
revised

TOYOTA
USED
CARS

RELIABLE
USED
CARS

→ moved to USED CAR location
9W * WALSH

4'

6'

30 FT TO GROUND

~~Continues will be illuminated~~

TOYOTA
PARTS
SERVICE

548 B 3 L 22.

1-8-90.

TOYOTA OF NEWBURGH, INC.

MR. NUGENT: This is a request for 110 square foot sign area and 15 foot sign height variances to replace sign at Route 9W location.

Mr. Elliott Greer of Toyota of Newburgh came before the Board representing this proposal.

MR. GREER: We are replacing a large sign with a smaller sign, the large sign has been up for approximately 21 years and I think Arthur has taken pictures and submitted it to the record here.

MR. J. BABCOCK: Which place, the new or the old?

MR. GREER: The original Toyota of Newburgh.

MR. NUGENT: Down by Pier 9. You are putting it in the same spot?

MR. GREER: Same spot, same location. The old sign we are taking down is a three part sign, very cumbersome and we are putting up a single sign.

MR. NUGENT: Single pole lighted?

MR. GREER: Yes. That picture is what is coming down and on the back of the second page is a picture of what is going up.

MR. TORLEY: How high is that?

MR. GREER: Lower than it is already, it is going to drop, the height of the sign will come up below the right where the used car sign is now.

MR. J. BABCOCK: Have we got a height on there?

MR. M. BABCOCK: It is going to be 30 feet.

MR. J. BABCOCK: What is the other sign, Mike, do you know?

MR. M. BABCOCK: No, I don't.

MR. GREER: 36 high.

MR. KONKOL: Didn't Greg Shaw come in with the plans when you expanded before with the drainage and everything else?

MR. GREER: A while ago, yes.

MR. KONKOL: Did we have signs at that time?

1-8-90

MR. FENWICK: No, they didn't propose changes.

MR. J. BABCOCK: I move that we set them up for a public hearing.

MR. FENWICK: Mike, what is the story behind this, this is because of the law says that if you change the sign, it has to be made legal so technically there is nothing on the books that this is a legal sign now?

MR. M. BABCOCK: I didn't even check that out to be honest with you. What the law says is that you can do normal maintenance and repair to any existing sign but if you replace the sign, it must meet today's zoning.

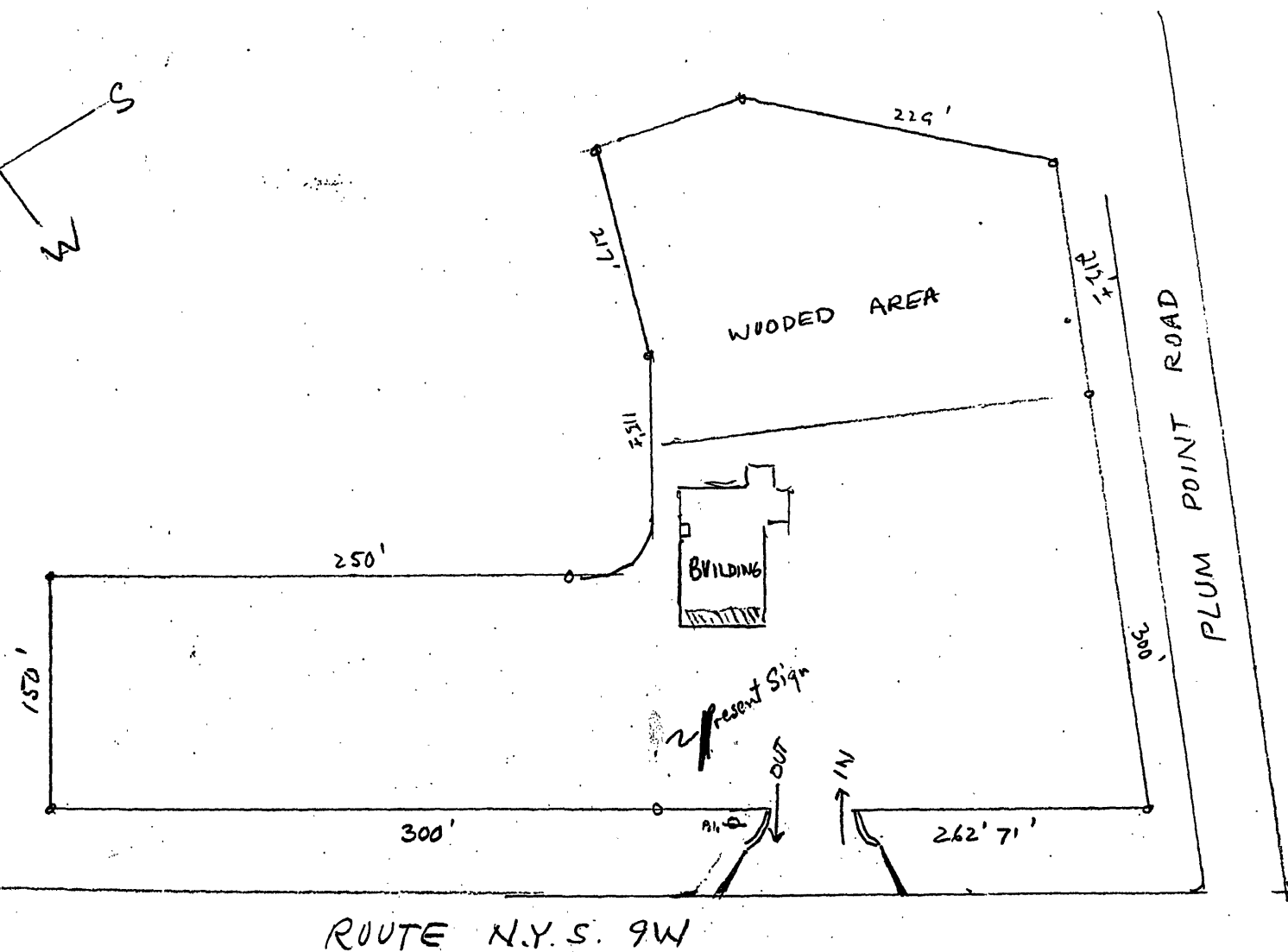
MR. FENWICK: I knew it was something like that.

MR. LUCIA: When you come in with the public hearing, bring with you the computations of the size of the existing sign as well as the second new one.

MR. KONKOL: I will second that motion.

ROLL CALL:

Mr. Fenwick	Aye
Mr. Konkol	Aye
Mr. J. Babcock	Aye
Mr. Nugent	Aye





TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(22)

1763
January 23, 1990

Toyota of Newburgh
96 Route 9W, South
New Windsor, NY 12553

Attn: Elliot Greer or Rich Gaillard

Re: Tax Map Parcel #48-3-2.2 - Toyota of Newburgh

Gentlemen:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk, Town of New Windsor, NY.

Sincerely,

L. Cook

LESLIE COOK
Sole Assessor

LC/po
Attachments

cc: ~~PATRICIA BARNHART~~

20.
30.
—
\$ 50.00

The People of the State of New York
50 Wolf Rd.
Albany, NY 12233 X

BCA Bowling-Newburgh, Inc.
c/o John Sillcox X
PO Box 74
Garden City, NY 11530

Dori Associates, Inc. X
PO Box 4097
New Windsor, NY 12553

Petro Realty of New York, Inc. X
111 Route 9W
New Windsor, NY 12553b

Bonura, Mary E. X
87 Route 9W, South
New Windsor, NY 12553

~~Bonura, Mary E.~~ Duplicate
~~RD #5, Sarvis Lane~~
~~Newburgh, NY 12550~~

Trifam Associates X
270 Main St.
Cornwall, NY 12518

Plum Point on Hudson Assoc. X
c/o Harold Walland
2 Lake St.
Monroe, NY 10950

Han Ung Motel & Realty Corp. X
d/b/a Windsor Motels
114-124 Route 9W
New Windsor, NY 12553

Bonnano, Joseph X
& Michael Piazzola
& Gabriel L. Papera
c/o Allstate Can Corp.
40 Isabella St.
PO Box 677
Clifton, NJ 07012

Corey, Herbert C. & Caroline J. X
26B Lafayette Dr.
New Windsor, NY 12553

McDonnell, William & Christine X
40 Lafayette Dr.
New Windsor, NY 12553

Turner, Richard & Diane J. X
2 Lafayette Dr.
New Windsor, NY 12553

Belsito, Grace & Ralph F., Jr. X
4 Lafayette Dr.
New Windsor, NY 12553

Niedbala, John S. & Betty X
6 Lafayette Dr.
New Windsor, NY 12553

Llewellyn, Robert & Amelia X
8 Lafayette Dr.
New Windsor, NY 12553

Conklin, Edward L. & Katherine T. X
12 Lafayette Dr.
New Windsor, NY 12553

Cohen, Stanley C. X
14 Lafayette Dr.
New Windsor, NY 12553

Nucifore, Alan & Deborah X
16 Lafayette Dr.
New Windsor, NY 12553

Beyers, Edward C. & Marcia K. X
18 Lafayette Dr.
New Windsor, NY 12553

Marciano, Domingo & Alejandrina X
20 Lafayette Dr.
New Windsor, NY 12553

Artusa, Eugene X
PO Box 2547
Newburgh, NY 12550

Valicenti, Audrey X
108 9W, South
New Windsor, NY 12553

Gaillard, G. Everett
c/o Toyota of Newburgh, Inc.
96 Route 9W
New Windsor, NY 12553 (owner)

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 4

Request of TOYOTA OF NEWBURGH, INC.

for a VARIANCE of
the regulations of the Zoning Local Law to
permit the removal of old sign and replacing with
new sign of smaller dimension, said new sign being
oversized and of a height that exceeds regulations;
being a VARIANCE of

Section 48-18T(3)(c) - Supplementary Sign Regulations
for property situated as follows:

Route 9W North, Town of New Windsor, New York

known and designated as tax map Section 48 Block 3

Lot 2.2.

SAID HEARING will take place on the 26th day of
February, 1990, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

RICHARD FENWICK
Chairman

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Local File No. 90-4.

- 1/23/90.
Date

Patricia C. Barnhart, Sec
Signature and Title

****Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.**



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

#1 1-8-90
SET UP FOR PUBLIC
HEARINGS

BUILDING
DEPT
COPY

1763 NOTICE OF DISAPPROVAL OF BUILDING PERMIT

FILE NUMBER 89-50

TO: TOYOTA OF NEWBURGH

RT 9W N

NEW WINDSOR, N.Y.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 28 DEC 89,

FOR PERMIT TO CONSTRUCT NEW SIGN

AT ABOVE LOCATION IS DISSAPROVED ON THE

FOLLOWING GROUNDS EXCESSIVE SIZE AND HEIGHT

ZONE NC TYPE OF VARIANCE SIGN

REQUIREMENTS	PROPOSED	VARIANCE
AREA (ALL FACES) 30 sq'	140 sq'	110 sq'
HEIGHT 15'	30'	15'

FOOTING AND SECURING PLANS WILL BE REQUIRED PRIOR TO

ISSUING A BUILDING PERMIT

CALL PAT BARNHART (ZBA SECRETARY) AT 565-8550 FOR APPOINTMENT



BUILDING/ZONING INSPECTOR

85-39. Application for Use and Area variances.

Applicant: TOYOTA OF NEWBURGH
Route 9W
New Windsor, N. Y. 12550

Applicant intends to construct (1) new 1 story structure for auto service and repair and (2) new 2 story structure for auto parts sales and office.

Preliminary meeting: 10/28/85

Engineer: SHAW ENGINEERING
162 Grand Street
Newburgh, N. Y. 12550
(914) 561-3695

Ordered list from Assessor: 10/03/85. - Received list containing 22 names and addresses of property owners.

Section: 48 Block: 3 Lot: ^{2.2} (existing building thereon)
48 Block: 2 Lot: 6.2 (new structures to be built)

Applicant requires: (1) 20 ft. front yard on 9W - 48-12. - Col. 6
(2) 20 ft. front yard on Lafayette Ave. "
(3) 6 ft. building height 48-12. Col. 10
(4) Use variance for car storage in R5 zone - 48-9. Table of Use. - Col. A.

Zone: (1) N.C.

(2) R-5 to rear

Past

PUBLIC NOTICE OF
HEARING BEFORE
ZONING BOARD OF
APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that
the Zoning Board of Appeals of
the TOWN OF NEW WINDSOR,
New York, will hold a Public
Hearing pursuant to Section
48-34A of the Zoning Local Law
on the following Proposition:
Appeal No. 39
Request of TOYOTA OF
NEWBURGH, INC.
for VARIANCES of the Zoning
Local Law to permit:
construction of one-story
building to house new auto service
and repair shop with two-story at-
tached structure to house auto
parts sales and office, being
VARIANCES of the following
Sections of Law:
Section 48-9 - Table of Use
Regs. - Col. A
Section 48-12 - Table of Bulk
Regs. - Cols. 6 & 10
for property situated on Route
9W, New Windsor, New York,
known and designated as Section
48 - Block 2 - Lot 6.2 and Section
48 - Block 3 - Lot 2.2
SAID HEARING will take place
on the 25th day of November,
1985 at New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y. beginning at 7:30 o'clock
p.m.
DANIEL P. KONKOL,
Chairman
by: Patricia Delio,
Secretary

State of New York
County of Orange, ss:

Ernest W. Smith, being duly sworn
disposes and says that he is
Publisher of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published once

in said newspaper, commencing on
the 7th day of November A.D., 1985
and ending on the 7th day of November
A.D. 1985

Subscribed and shown to before me
this 29th day of Jan., 1986.

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87.

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

DECISION: USE AND

TOYOTA OF NEWBURGH, INC.

AREA VARIANCES

#85-39.

-----X

WHEREAS, TOYOTA OF NEWBURGH, INC., a domestic corporation having a location at Route 9W, New Windsor, New York, has made application before the Zoning Board of Appeals for use and area variances for the purpose of expansion of its operation located in NC and R-5 zones; and

WHEREAS, a public hearing was held on the November 25, 1985 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, applicant appeared by its engineer, Greg Shaw P.E., Shaw Engineering, 162 Grand Street, Newburgh, N. Y.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking a use variance to allow the storage of automobiles in the R-5 (rear) portion of the premises.

3. The evidence shows that applicant intends to expand the existing facility on Route 9W in the Town of New Windsor and has purchased additional property in order to do so.

4. The evidence shows that the front portion of the property is located in an NC (neighborhood commercial) zone.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of a reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

4. The proposed variance will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS the following variances in accordance with plans submitted and dated 9/23/85: (1) Use (new car storage in R-5 zone); (2) 20 ft. frontyards both on Lafayette Drive and Route 9W; (3) 6 ft. building height, with the following restrictions:

1. Prior to issuance of a building permit, applicant must close the exit/entrance on Lafayette Drive and Plum Point Road;

2. All lighting is to be placed at low level so that it is directed toward the building and away from the residences to the rear;

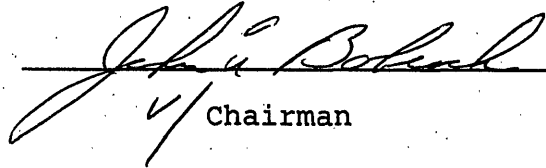
3. Parking is restricted in all areas other than designated on the plan submitted by applicant;

4. Prior to the issuance of the building permit, title to all parcels herein is to be in the name of the individual owner/entity.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant and/or attorney.

Dated: December 9, 1985.


Chairman

WILLIAM O. ROCKWOOD

COUNSELOR AT LAW
1230 PLEASANTVILLE ROAD
P. O. BOX 800, BRIARCLIFF MANOR
NEW YORK, 10510

4
R&F
20A - 11/25/85.

WILLIAM O. ROCKWOOD

PETER M. EDELSTEIN

December 6, 1971

914-762-1700
212-562-6554

West Point Motors, Inc.
Route 9-W
Highland Falls, New York 10928

Gentlemen:

We enclose herewith the original deed naming Maybelle Ludlam, as grantor, and West Point Motors, Inc., as grantee, which deed has been recorded in the Orange County Clerk's Office in Liber 1890, Page 342.

Also enclosed is a deed naming West Point Motors, Inc., as grantor, and G. Everett Gaillard, as grantee, which deed has been recorded in the Orange County Clerk's Office in Liber 1890, Page 340.

Both deeds should be placed in your safe deposit box.

Very sincerely,

WILLIAM O. ROCKWOOD

PETER M. EDELSTEIN

PME:RH
Encl.

CC:
Dr. G. Everett Gaillard

LIBER 1890 PG 340

THIS INDENTURE, made the 4th day of November, nineteen hundred and seventy-one

BETWEEN WEST POINT MOTORS, INC.
Route 9-W (No #)
Highland Falls, New York

party of the first part, and G. EVERETT GAILLARD
6 Chedworth Road
Scarsdale, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, being more particularly described as follows:

BEGINNING at a point at the intersection of the easterly line of Route 9W with the northerly line of road which leads in an easterly direction from Route 9W to Old Plum Point, the said point of beginning being at the southwesterly corner of Lot #1 as laid down and designated on a map entitled, "Bernardsville", revised, dated March 20, 1952. The said map being filed in the Orange County Clerk's Office and runs thence along the northerly line of said Plum Point Road South 66 degrees 47 minutes East 300 feet to a point at the southwesterly corner of a proposed lateral road 50 feet wide which extends between said northerly line of Plum Point Road and the southerly line of Lafayette Drive as shown on said map;

thence along the westerly line of said proposed road North 23 degrees 13 minutes East 205.11 feet to a point in said southerly line of Lot #2 on said map, North 54 degrees 51 minutes West 251.10 feet to a point in the easterly line of Route 9W;

thence along said line South 35 degrees 09 minutes West 262.70 feet to the point or place of BEGINNING. The said parcel as hereby described being Lot #1 on said map.

Purchaser takes subject to and assumes a certain mortgage dated of even date herewith between Empire National Bank, as lender, and seller herein, as borrower, in the principal amount of \$113,000.00.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consid-

party of the first part, and

G. EVERETT GAILLARD
6 Chedworth Road
Scarsdale, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, being more particularly described as follows:

BEGINNING at a point at the intersection of the easterly line of Route 9W with the northerly line of road which leads in an easterly direction from Route 9W to Old Plum Point, the said point of beginning being at the southwesterly corner of Lot #1 as laid down and designated on a map entitled, "Bernardsville", revised, dated March 20, 1952. The said map being filed in the Orange County Clerk's Office and runs thence along the northerly line of said Plum Point Road South 66 degrees 47 minutes East 300 feet to a point at the southwesterly corner of a proposed lateral road 50 feet wide which extends between said northerly line of Plum Point Road and the southerly line of Lafayette Drive as shown on said map;

thence along the westerly line of said proposed road North 23 degrees 13 minutes East 205.11 feet to a point in said southerly line of Lot #2 on said map, North 54 degrees 51 minutes West 251.10 feet to a point in the easterly line of Route 9W;

thence along said line South 35 degrees 09 minutes West 262.70 feet to the point or place of BEGINNING. The said parcel as hereby described being Lot #1 on said map.

Purchaser takes subject to and assumes a certain mortgage dated of even date herewith between Empire National Bank, as lender, and seller herein, as borrower, in the principal amount of \$113,000.00.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above

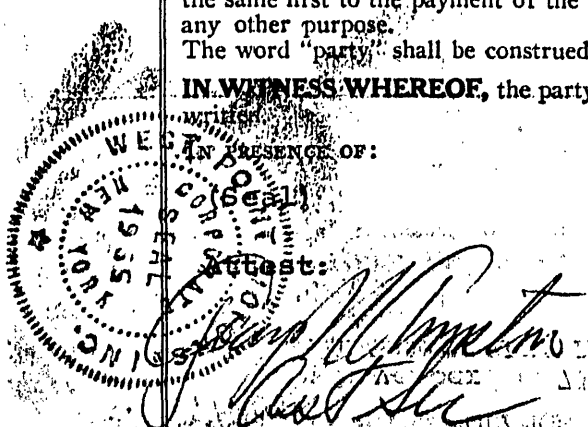
IN PRESENCE OF:

WEST POINT MOTORS, INC.

By

G. Everett Gaillard, Jr. Pres.

G. EVERETT GAILLARD



STATE OF NEW YORK, COUNTY OF ORANGE

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the 4 day of November 19 71 before me personally came G. EVERETT GAILLARD

On the day of 19 before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

PETER M. EDELSTEIN
Attorney and Counsellor at Law
State of New York No. 60-6147350
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires March 30, 1974

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the 4 day of November 19 71 before me personally came GEORGE E. GAILLARD, JR.
to me known, who, being by me duly sworn, did depose and say that he resides at No. 39 Roe Avenue,

On the day of 19 before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

Cornwall-on-Hudson, New York,
that he is the President
of WEST POINT MOTORS, INC.

that he knows

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

PETER M. EDELSTEIN
Attorney and Counsellor at Law
State of New York No. 60-6147350
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires March 30, 1974

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TLE NO. 4-390668

WEST POINT MOTORS, INC.,

TO

G. EVERETT GAILLARD

SECTION

BLOCK

LOT

XXXXXX TOWN of New Windsor,
County of Orange,
State of New York.

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

Record and Return To:

SECURITY TITLE AND GUARANTY COMPANY
200 MAMARONECK AVENUE
WHITE PLAINS, N. Y. 10601

WILLIAM O. ROCKWOOD
1230 PLEASANTVILLE ROAD
BRIARCLIFF MANOR
NEW YORK 10510

Zip No.

REAL ESTATE STATE OF

9 S.S. day 10/21/1890 340

[Signature]
PETER M. EDELSTEIN
Attorney and Counsellor at Law
State of New York No. 60-6147350
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires March 30, 1974

STATE OF NEW YORK, COUNTY OF ORANGE

On the 4 day of November 1971 before me personally came GEORGE E. GAILLARD, JR. to me known, who, being by me duly sworn, did depose and say that he resides at No. 39 Roe Avenue, Cornwall-on-Hudson, New York, that he is the President of WEST POINT MOTORS, INC.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

[Signature]

PETER M. EDELSTEIN
Attorney and Counsellor at Law
State of New York No. 60-6147350
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires March 30, 1974

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TLE No.

U-390668

WEST POINT MOTORS, INC.,

TO

G. EVERETT GAILLARD

Record and Return To:

SECURITY TITLE AND GUARANTY COMPANY
200 MAMARONECK AVENUE
WHITE PLAINS, N. Y. 10601

STATE OF NEW YORK, COUNTY OF

On the 19 day of , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

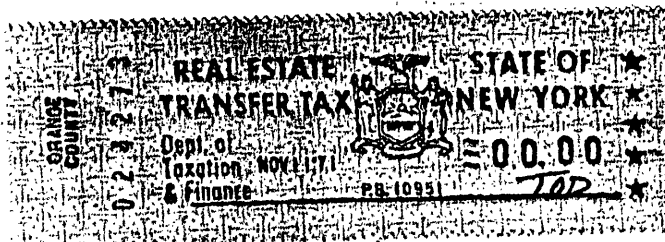
SECTION
BLOCK
LOT

44-4
~~XXXXXX~~ TOWN of New Windsor,
County of Orange,
State of New York.

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

WILLIAM O. ROCKWOOD
1230 PLEASANTVILLE ROAD
BRIARCLIFF MANOR
NEW YORK 10510

Zip No.



LIBER 1890 PG 341

Orange County Clerk's Office, s.s.

Recorded on the 17th day
of Nov. 1971 at 12:21
o'clock A. M. in Liber 1890
Page 341
and Examined.

[Signature]
Clerk

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 1890 PG 342

THIS INDENTURE, made the 4th day of November, nineteen hundred and seventy-one
BETWEEN

MAYBELLE LUDLAM, residing at 96 Route 9W, Newburgh, New York,

party of the first part, and

WEST POINT MOTORS, INC., a New York Corporation with its
principal place of business at Route 9W (no number)
Highland Falls, New York.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN (\$10.00)-----dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange and State of New
York, being more particularly described as follows:

BEGINNING at a point at the intersection of the easterly line of Route 9W with
the northerly line of road which leads in an easterly direction from Route 9W
to Old Plum Point, the said point of beginning being at the southwesterly corner
of Lot #1 as laid down and designated on a map titled "Bernardsville", revised
March 20, 1952. The said map being filed in the Orange County Clerk's Office
and runs thence along the northerly line of said Plum Point Road South 66° 47'
East 300 feet to a point at the southwesterly corner of a proposed lateral road
50 feet wide which extends between said northerly line of Plum Point Road and
the southerly line of Lafayette Drive as shown on said Map, thence along the
westerly line of said proposed road North 23° 13' East 205.11 feet to a point
in said southerly line of Lot #2 on said map, North 54° 51' West 251.10 feet
to a point in the easterly line of Route 9W, thence along said line South 35° 09'
West 262.70 feet to the point or place of beginning. The said parcel as hereby
described being Lot #1 on said map.

SUBJECT to easements recorded in Liber 724 cp 204 and Liber 762 cp 288 and
to a grant recorded in Liber 1240 cp 371.

BEING the same premises conveyed to Maybelle Ludlam by deed dated May 1,
1971 and recorded in the Orange County Clerk's Office in Liber 1873 of Deeds
at page 40 on May 17, 1971.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Maybelle Ludlam

successors and assigns of the party of the second part forever.


AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Maybelle Ludlam

LIBER 1890 PG 343

STATE OF NEW YORK, COUNTY OF Orange

On the 14th day of November 1971, before me personally came Maybelle Ludlam

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

[Signature]

ALAN S. LIPMAN
Notary Public, State of New York
Residing in Orange County
My Commission Expires March 30, 1972

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

LIBER 1890 PG 344

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TLB No. 11-390668

MAYBELLE LUDLAM

TO

WEST POINT MOTORS, INC.

SECTION

BLOCK

LOT

COUNTY OR TOWN

*County of New Windsor
County of Orange*

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

Record and Return To:

SECURITY TITLE AND GUARANTY COMPANY
200 MAMARONECK AVENUE
WHITE PLAINS, N. Y. 10601

As across

P. M. EDELSTEIN
PO B-800
BRIARCLIFF MANOR
NY 10510 Zip No.

REAL ESTATE TRANSFER TAX STATE OF NEW YORK

Office S.S.

14th day

10:02

ber 1890

ge 342

Clerk

utaw

O. W. Winters Clerk

33-1

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11th day of October, nineteen hundred and eighty-four
BETWEEN JOHN SARCKA and MARIE SARCKA, husband and wife, residing at
 171 River Road, New Windsor, New York,

party of the first part, and TOYOTA OF NEWBURGH, INC., and New York State Corporation with
 an office at Route 9W North, New Windsor, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

-----TEN----- dollars,

lawful money of the United States, and other good and valuable consideration, paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
 lying and being in the Town of New Windsor, County of Orange and State of New York
 acquired by the Grantors from Ruth J. Iken and Lillian A. Bruno by deed dated
 August 24, 1964 and recorded in the Orange County Clerk's Office in Liber 1677
 of Deeds at page 203 on August 27, 1964.

MORE specifically, the remaining portion of that ^{above} ~~parcel~~ ^{now} designated on the
 tax maps of the Town of New Windsor as Lot 6.2. together with any interest which
 the grantors may have in and to that strip of land lying between Lots 1 and 25,
 as shown on map entitled "Bernardsville, Town of New Windsor, Orange County,
 New York" made by Nial Sherwood, dated November 1951 revised March 20, 1952 and
 filed in the Orange County Clerk's Office on August 6, 1953 as map no. 1542.

Being lots #24 and #25 on said map.

T.D. 48-2-612

LIBER 2302 PG 37

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof, LIBER 2302 PG 38

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

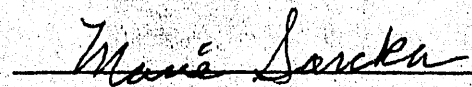
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

 L.S.
JOHN SARCKA

 L.S.
MARIE SARCKA

STATE OF NEW YORK, COUNTY OF *Orange*

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the *11th* day of October 19 84, before me personally came

John Sarcka and Marie Sarcka

to me known to be the individual S described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Andrew P. Bivona
Notary Public - State of New York
My Commission Expires March 30, 1986

ANDREW P. BIVONA
Notary Public, State of New York
Residing in Orange County
My commission expires Mar. 30, 1986

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

JOHN SARCKA and
MARIE SARCKA

TO

TOYOTA OF NEWBURGH, INC.

SECTION

BLOCK

LOT

COUNTY OF TOWN New Windsor, Orange County

RETURN BY MAIL TO:

Thomas Hadaway
180 Main Street
Goshen, N.Y.

Zip No.

10924

ing Office.

552

that he is the
of

154

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

TITLE No.

JOHN SARCKA and
MARIE SARCKA

TO

TOYOTA OF NEWBURGH, INC.

~~COUNTXXXX~~ TOWN New Windsor, Orange County

RETURN BY MAIL TO:

Thomas Hadaway
180 Main Street
Asoken, N.Y.

Zip No.

10924

Reserve this space for use of Recording Office.

RECEIVED
005. 20.00..
00 REAL ESTATE
15
2 OCT 17 1984
TRANSFER TAX
ORANGE
COUNTY

LIBER 2302 PG

39

39, 1945, at the Clark's Office, S.S.

County Clerk's Office

Recorded on the 10th of 9:17

Vol. 4... 1781... at 2300

37

1980

Examined.

2000

100

R&F-
ZBA - 11/25/85.

ROCKWOOD, EDELSTEIN & DUFFY, P.C.

COUNSELORS AT LAW
320 CHAPPAQUA ROAD

BRIARCLIFF MANOR
NEW YORK 10510

914-762-1700
TELEX 137323

WILLIAM O. ROCKWOOD*
PETER M. EDELSTEIN*
RICHARD J. DUFFY*
* MEMBER N.Y. & FLA. BARS

GEORGE J. SWANDER
STEPHEN LOCHNER*
* MEMBER N.Y., CONN. & FLA. BARS
SAM R. WATKINS, JR.

PESCHIO, ROCKWOOD, EDELSTEIN & DUFFY, P.A.
1500 E. ATLANTIC BOULEVARD
POMPANO BEACH
FLORIDA 33060

305-946-6100

DANIEL D. PESCHIO, JR.
MEMBER FLA. BAR

December 10, 1980

Mr. George Gaillard
Toyota of Newburgh, Inc.
Route 9W
Newburgh, New York 12550

Re: Academy Ventures, Inc. to
Toyota of Newburgh, Inc.
Our Reference No. 661B

Dear Mr. Gaillard:

We enclose herewith original Deed for the above captioned recorded November 12th, 1980 in Liber 2179 of Deeds at page 496 in the Orange County Clerk's Office.

We suggest you retain same with your other important documents.

Very sincerely,

ROCKWOOD, EDELSTEIN & DUFFY, P.C.

By: 

George J. Swander

GJS/jr
Enclosure

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

T.T. name
THIS INDENTURE, made the *22nd* day of *October*, nineteen hundred and eighty
BETWEEN

ACADEMY VENTURES, INC., Route 9W, Highland
 Falls, Orange County, State of New York

party of the first part, and

TOYOTA OF NEWBURGH, INC., Route 9W, Highland
 Falls, Orange County, State of New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

~~ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the~~

ALL those certain lots Nos. 2, 3, 4 and 5 laid out on map entitled "Bernardsville, Town of New Windsor, Orange County, N.Y.", made by Nial Sherwood, dated November 1951, revised March 20, 1952, which revised map was filed in the Office of the Clerk of the County of Orange on August 6, 1953, as Map No. 152, known and designated as Lots No. 2 to 7 inclusive.

BEING a portion of the same premises conveyed to ACADEMY VENTURES, INC. by JOHN J. LEASE, JR. and RICHARD F. LEASE by deed dated July 22, 1974, and recorded in the Orange County Clerk's Office on the 5th day of August, 1974 in Liber 1985 of Deeds at Page 1125.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except those mentioned herein; that the

party of the first part, and

TOYOTA OF NEWBURGH, INC., Route 9W, Highland
Falls, Orange County, State of New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

~~ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the~~

ALL those certain lots Nos. 2, 3, 4 and 5 laid out on map entitled "Bernardsville, Town of New Windsor, Orange County, N.Y.", made by Nial Sherwood, dated November 1951, revised March 20, 1952, which revised map was filed in the Office of the Clerk of the County of Orange on August 6, 1953, as Map No. 152, known and designated as Lots No. 2 to 7 inclusive.

BEING a portion of the same premises conveyed to ACADEMY VENTURES, INC. by JOHN J. LEASE, JR. and RICHARD F. LEASE by deed dated July 22, 1974, and recorded in the Orange County Clerk's Office on the 5th day of August, 1974 in Liber 1985 of Deeds at Page 1125.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ACADEMY VENTURES, INC.



George E. Gaillard, Pres

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the 22 day of OCTOBER 1980, before me
personally came GEORGE E. BAILLARD
to me known, who, being by me duly sworn, did depose and
say that he resides at No. Highland Falls, NY

that he is the PRESIDENT
of Academy Ventures, Inc.

Rt. 90, NEWBURGH, NY, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

NOTARY PUBLIC

MARION McCULLOUGH
Registration No. 4715843
Notary Public in the State of New York
Appointed in Orange County
Commission will expire March 30, 1982

Warranty Deed

WITH FULL COVENANTS

TITLE NO. R20 518505

ACADEMY VENTURES, INC.

TO

TOYOTA OF NEWBURGH, INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

CHICAGO TITLE
INSURANCE COMPANY

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument:
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

SECTION

BLOCK

LOT

COUNTY OR TOWN OF ORANGE

TOWN OF NEW WINDSOR

Recorded at Request of

CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

George J. Swander, Esq.
ROCKWOOD, EDELSTEIN & DUFFY, P.C.
320 Chappaqua Road
Briarcliff Manor, NY

Zip No. 10510

RECORDING OFFICE


RECORDED AT REQUEST OF
RONALD GOLDSAND, AGENT
Security Title and Guaranty Company
RETURN BY MAIL TO

11/11/80
at 11:09
EX 11/11/80
RE 11/11/80

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the 22 day of OCTOBER 1980, before me personally came GEORGE E. BAILLARD to me known, who, being by me duly sworn, did depose and say that he resides at No. Highland Falls, NY; that he is the PRESIDENT of Academy Ventures, Inc. Rt. 9W, Newburgh, NY, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.


NOTARY PUBLIC
MARION McCULLOUGH
Registration No. 4715843
Notary Public in the State of New York
Appointed in Orange County
Commission will expire March 30, 1982

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____; that he knows _____

to be the individual described in and who executed the foregoing instrument; that -he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Warranty Deed

WITH FULL COVENANTS

TITLE NO. RG 0 518508

ACADEMY VENTURES, INC.

TO

TOYOTA OF NEWBURGH, INC.

SECTION

BLOCK

LOT

COUNTY OR TOWN OF ORANGE
TOWN OF NEW WINDSOR

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

George J. Swander, Esq.
ROCKWOOD, EDELSTEIN & DUFFY, P.C.
320 Chappaqua Road
Briarcliff Manor, NY
Zip No. 10510

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
CHICAGO TITLE INSURANCE COMPANY

RECEIVED AT REQUEST OF
RONALD GOLDSAND, AGENT
Security Title and Guaranty Company
RETURN BY MAIL TO

RV
R. R. Goldsand

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED
EXEMPT
REAL ESTATE
NOV 12 1980
TRANSFERS
ORANGE COUNTY

Orange County Clerk's Office, ss.
Recorded on the 22 day
of Nov 1980 at 11
o'clock P.M. in Liber 2179
at page 126
and Examined.

Jack: Cl. for Cl. Clerk

LIB 2179



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

November 26, 1985

SHAW ENGINEERING
162 Grand Street
Newburgh, N. Y. 12550

Attn: Greg Shaw, P. E.

RE: APPLICATION FOR VARIANCES - TOYOTA OF NEWBURGH, INC.
#85-39

Dear Greg:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to GRANT the above request for use and area variances at the November 25, 1985 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

④

Prelim:
10/28/85

Greg Shaw.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 10/1/1985

To: TOYOTA OF NEWBURGH
RT. 9W
NEW WINDSOR

PLEASE TAKE NOTICE that your application dated 10/1/1985
for permit to Const. of new 1 story structure auto serv. &
repair & new 2 story structure (auto parts sales & office)
at the premises located at

is returned herewith and disapproved on the following grounds:

- 1) 20 FT. ^{each} YARD * 9W
 - 2) 20 FT. YARD LAFAYETTE
 - 3) 6 FT. BUILDING HGT.
 - 4) (USE) CAR STORAGE R.5 ZONE
- use & area.

* 2 front yards -
(1) 9W - 20ft.
(2) Lafayette - 20ft.

Michael Buback
Building Inspector

Requirements
Min. Lot Area

Proposed or
Available

Variance
Request

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 10/1/, 1985

To: TOYOTA OF NEWBURGH
RT 9W
NEW WINDSOR

PLEASE TAKE NOTICE that your application dated 10/1/, 1985

for permit to const. of new 1 story structure auto rep. &
repair & new 2 story structure (auto parts sales & office)
 at the premises located at

is returned herewith and disapproved on the following grounds:

- 1) ^{each} 120 FT YARD * 9W 2) ^{20ft.} FT YARD LAFAYETTE
 3) ^{6ft.} Build. INC. HGT. 4) (USE) CAR STORAGE R.5 ZONE
use & area.

* 2 front yards -
 (1) 9W - 20ft.
 (2) Lafayette - 20ft.

Michael Buback
 Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
1) FT YARD Min. Lot Width	<u>60'</u>	<u>40'</u> <u>20'</u>
2) Req'd. Front Yd.	<u>60'</u>	<u>40'</u> <u>20'</u>
Req'd. Side Yd.	<u>1</u>	<u>1</u>
Req'd. Rear Yd.		
Req'd. Street Frontage*		
3) Max. Bldg. Hgt.	<u>26'</u>	<u>20'</u> <u>6'</u>
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		
4) <u>(USE) CAR STORAGE R.5 ZONE</u>		
* Residential Districts only		
** Non-residential districts only		

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 39

Request of: TOYOTA OF NEWBURGH, INC.

for VARIANCES of the Zoning Local Law to permit:

construction of one-story building to house new auto service and repair shop with two-story attached structure to house auto parts sales and office; being VARIANCES of the following Sections of Law:

Section 48-9. - Table of Use Regs. - Col. A

Section 48-12. - Table of Bulk Regs. - Cols. 6 & 10

for property situated on Route 9W, New Windsor, New York, known and designated as Section 48 - Block 2 - Lot 6.2 and Section 48 - Block 3 - Lot 2.2.

SAID HEARING will take place on the 25th day of November, 1985 at New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock P. M.

DANIEL P. KONKOL, Chairman

11/25/85 - Public Hearing - Toyota of Newb.

Name:

Address:

W. PARKER ORMEROD CRAGSMOOR RD. CRAGSMOOR N.Y.

✓ Katherine Conklin 12 Lafayette Dr. New Windsor N.Y.

✓ Maria Beyers - 18 Lafayette Dr. " " " "

Edward Beyers " " " " " "

✓ Peter Huggins 8 Lafayette Dr N.Y. N.Y.

D. Ehrenburg 35 Park St Dr

✓ James Turner Lafayette Dr.

Richard Turner " "



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

22

October 3, 1985

Toyota of Newburgh Inc
96 Route 9W
New Windsor NY 12550

Re: 48-3-2.2, 48-2-6.2

Dear Sir or Madam:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned properties.

The charge for this service is \$45.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR
Town of New Windsor

CEJ/jk
Enc.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Bonura Mary E
87 Route 9W South
Newburgh NY 12550

✓ Han Ung Motel & Realty Corp
d/b/a Windsor Motels
114-124 Route 9W
New Windsor NY 12550

✓ Bonnano Joseph
Piazzola Michael
& Papera Gabriel L
c/o Allstate Can Corp
40 Isabella St
PO Box 677
Clifton NJ 07012

✓ Corey Herbert C
& Caroline J
26B Lafayette Dr
New Windsor NY 12550

✓ McDonnell William
& Christine
40 Lafayette Dr
New Windsor NY 12550

Turner Richard
& Diane J
2 Lafayette Dr
New Windsor NY 12550

✓ Belsito Ralph F
& Grace
4 Lafayette Dr
New Windsor NY 12550

✓ Niedbala John S
& Betty
6 Lafayette Dr
New Windsor NY 12550

✓ Llewellyn Robert
& Amelia
8 Lafayette Dr
New Windsor NY 12550

✓ Conklin Edward L Sr
& Katherine
12 Lafayette Dr
New Windsor NY 12550

✓ Cohen Stanley C
& Aileen
14 Lafayette Dr
New Windsor NY 12550

✓ Nucifore Alan
& Deborah
16 Lafayette Dr
New Windsor NY 12550

✓ Beyers Edward C
& Marcia K
18 Lafayette Dr
New Windsor NY 12550

✓ Cowan David H Jr
& Janet M
20 Lafayette Dr
New Windsor NY 12550

✓ Artusa Eugene
PO Box 2547
Newburgh NY 12550

✓ Valicenti Anthony
& Audrey
108 9W South
New Windsor NY 12550

✓ Gaillard G Everett
170 Maple Ave
White Plains NY 10601

9-W Tennis Club Inc
PO Box 85
Vails Gate NY 12584

✓ Consolidated Rail Corp
Property Tax Dept
PO Box 8499
Philadelphia PA 19101



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Plum Point Assoc
c/o AVR Realty Co
733 Yonkers Ave
Yonkers NY 10704

✓ Dori Associates Inc
PO Box 4097
New Windsor NY 12550

✓ Petro Plumbing & Heating Inc
109-111 Route 9W
Newburgh NY 12550

~~Bonura Mary E
RD5 Sarvis Lane
Newburgh NY 12550~~

duplicate

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARING BEFORE THE ZBA - November 25, 1985

DATE: November 15, 1985

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

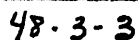
TOYOTA OF NEWBURGH, INC.

I have attached hereto copy of the pertinent application together with public hearing notice which was published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments



LT 1 BERNARDSVILLE
ACRES 1.1

SOURCE: 1 OWNER 2 SPOUSE 3 TENANT
4 OTHER 5 ESTIMATE 6 REFUSAL

**ORANGE COUNTY COMMERCIAL
DATA COLLECTION FORM**

ITEM (ZONE NC)
BULK REGULATIONS: ZONE C

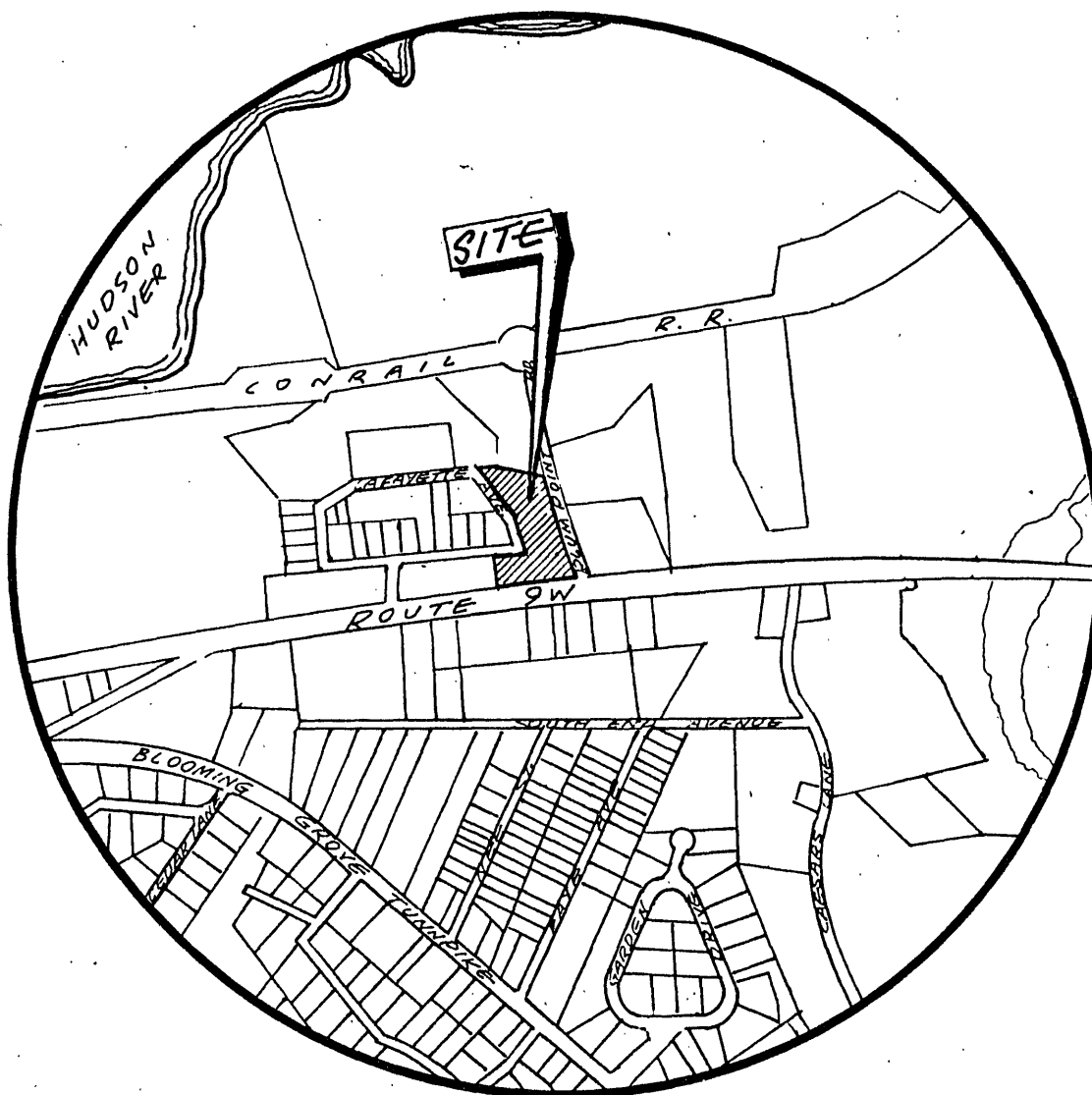
	REQUIRED	PROVIDED
Lot Area	80,000 S.F.	165,528 S.F.
Lot Width (Route 9W)	200 FT.	563 FT.
Lot Width (Plum Point Road)	200 FT.	513 FT.
Lot Width (Lafayette Avenue)	200 FT.	712 FT.
Front Yard Depth (Route 9W)	60 FT.	40 FT.
Front Yard Depth (Plum Point Road)	60 FT.	202 FT.
Front Yard Depth (Lafayette Avenue)	60 FT.	40 FT.
Side Yard Width-One	30 FT.	128 FT.
Side Yard Width-Both	70 FT.	N.A.
Rear Yard	30 FT.	N.A.
Floor Area Ratio	.50	.137
Building Height	20 FT. MAX.	26 FT.
6 Inches Per Foot To Nearest Lot Line		
Off Street Parking:		
1. Office:		
One Space For Every 200 S.F. Of Office Area (3,570 S.F.)	18 Spaces	18 Spaces
2. Motor Vehicle Sales:		
One Space For Every 1000 S.F. of Floor Area (20,386 S.F.)	21 Spaces	21 Spaces
3. Car Storage:		
Total Parking Spaces	39 Spaces	47 Spaces
		101 Spaces

VARIES

PLACE
ON

48-3-3

48-2-6.2 - 1.1
area.



VICINITY MAP

SCALE: 1" = 1000' ±

INK
& DATE

NEW WINDSOR
LTS 24 + 25 PLUM POINT HOMES

ACRES 1.1

DEED DATE 08/27/64

10/15/84

SARCKA JOHN
RIVER RD, NEW WINDSOR N.Y.
123 QUASSHICK AVE.
Toyota Of Newburgh Inc

35 40 46	48	2	6 02
DISTRICT	SECTION	BLOCK	LOT
ACCOUNT NUMBER		E 586116 N 5382	
GRID COORDINATE			
310 R K5	ZONING	01 OF 01	CARD NUMBER
CLASS CODE			ROUTING NUMBER

Plum Point LA.

PROPERTY ADDRESS

RECORD OF OWNERSHIP

DATE	TYPE	SALE PRICE	SOURCE	VAL
MO. YR.	1 LAND 2 L & B		1 BUYER 2 SELLER 3 FEE 4 AGENT	1 2
10 84	X 2	5,000	1 @ 3 4	1
	1 2		1 2 3 4	1
	1 2		1 2 3 4	1

15/85

LAND COMPUTATIONS

0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
OTS	L								
1 REGULAR LOT	L								
2 MINUS LOT	L								
3 APARTMENT SITE	L								
SQ. FT.	S			SQ. FT.					
1 PRIMARY SITE	S			SQ. FT.					
2 SECONDARY SITE	S			SQ. FT.					
3 UNDEVELOPED	S			SQ. FT.					
4 RESIDUAL	S			SQ. FT.					
CREAGE	A 3	1.10	ACRES		5000				5500
1 PRIMARY SITE	A		ACRES						
2 SECONDARY SITE	A		ACRES						
3 UNDEVELOPED	A		ACRES						
4 RESIDUAL	A		ACRES						
5 TILLABLE PASTURE	A		ACRES						
6 WOODLAND	A		ACRES						
7 WASTELAND	A		ACRES						
8 HOMESITE	A		ACRES						
0 TOTAL	A 0	1.1	ACRES						
GROSS	G								
1 IRREGULAR LOT									
2 SITE VALUE									
3 RESIDUAL									
4 HOMESITE									
0 MINUS R.O.W.									
	# 02	NUMBER OF LAND ENTRIES							
					TOTAL VALUE LAND				5500
					TOTAL VALUE BUILDINGS				
					TOTAL VALUE LAND & BLDGS.				5500

PROPERTY CLASSIFICATION CODE

ASSESSMENT RECORD

AGRICULTURAL-100	COMMERCIAL-400	LAND
110-Livestock & Products	410-Living Accommodations	BLDGS.
111-Poultry & products	411-Apts. other than 412/413	TOTAL
112-Dairy products	412-Condominium apt.	
113-Cattle, hogs, & products	413-Co-operative apt.	
114-Sheep & wool	414-Hotel	
115-Apary products	415-Motel	
116-Other livestock	416-Mobile home parks	
120-Field Crops	417-Camps & cottages	
130-Truck Crops-Mucklands Only	418-Other transient lodging	
140-Truck Crops	-Other commercial	
150-Orchard Crops		
151-Tree fruits	RECREATIONAL-500*	
152-Vineyards	COMMUNITY SVCS-600*	
160-Other Fruits	INDUSTRIAL-700	
170-Nursery/Greenhouse	710-Manufacturing & Processing	
180-Fur Products	720-Mining and Quarrying	
190-Fish/Game & Wildlife Preserves	730-Weils	
RESIDENTIAL-200	PUBLIC SVCS-800*	
210-1 Family Year-Round	WILD AND FORESTED-900	
220-2 Family Year-Round	910-Private Other Than 920	
230-3 Family Year-Round	920-Private Hunting/Fishing	
240-Rural Residence W/Acreage	930-State Owned	
250-Estate	940-County Owned	
260-Seasonal		
270-Mobile Home		
UNUSED VACANT LAND-300		
310-Residential		
320-Rural		
330-Commercial		
340-Industrial		
350-Urban Renewal		

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER
MO. YR.	1 DEMOL. 2 ADDN.		

GENERAL PROPERTY FACTORS

RESIDENTIAL PROPERTY FACTORS

MEMORANDA

NEIGHBORHOOD I.D.	NEIGHBORHOOD FACTORS	LOT FACTORS
09		
TOPOGRAPHY RATING	TYPE	LANDSCAPING RATING
1 GOOD	1 RURAL	1 EXCELLENT
2 FAIR	2 URBAN	2 GOOD
3 POOR	3 SUBURBAN	3 FAIR
4 VERY POOR	4 SUBDIVISION	4 POOR
5 NONE		5 NONE
STREET OR ROAD	TREND	DRIVEWAY
1 PAVED	1 IMPROVING	1 IMPROVED
2 UNPAVED	2 STAYING	2 UNIMPROVED
3 PROPOSED	3 DECLINING	3 NONE
SIDEWALK	INFLUENCE ON SUBJECT PROPERTY	FRONTING TRAFFIC
1 YES	1 NONE	1 LIGHT
2 NO	2 DEVALUING	2 MEDIUM
3 ALLEY	3 ENHANCING	3 HEAVY
4 NONE		4 NONE
UTILITIES	DESIRABILITY RATING	COMPARISON TO NEIGHBORING PROPERTIES
1 ALL	1 EXCELLENT	1 LOT
2 WATER	2 VERY GOOD	2 IMPROVEMENTS
3 SEWER	3 GOOD	3 BETTER
4 ELECTRICITY	4 AVERAGE	4 NONE
5 GAS	5 FAIR	
6 PRIVATE	6 POOR	
7 NONE	7 VERY POOR	

ORANGE COUNTY, NEW YORK

SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT	ASSESSED VALUE	SEQ
48	03	0030029	TOWN OF NEW WINDSOR	4 1 1	LAND 133000 IMPROV. 100760 TOTAL 233760	
OWNER NO. LOCATION				DIMENSIONS		ACRES
00940LT 1 BERNARDSVILLE						11

48.2
6.2

OWNERSHIP RECORD				DEED RECORDED		
DATE	BOOK	PAGE				
ACQUARO, LOUIS	102563	1650	220			
RT 9 W RD 4, NEWBURGH N Y						
AFFRON MAYBELLE LIZBETH & MAYBELLE LUDLAM	1	2691811	248			
CEDARCLIFF RD, MONROE, N Y						
LUDLAM, MAYBELLE						
96 RTE. 9W NEW WINDSOR, N.Y.	51	71873	40			
West Point Motors, Inc.						
Route 9w, Highland Falls, N.Y.	8	71873	372			
Gaillard S. Everett						
6 Chedworth Rd. Scarsdale, N.Y.	11	471	1890	340		
170 Maple Ave. White Plains, NY 10601						

AERO SERVICE
DIVISION OF LITTON INDUSTRIES

ORANGE COUNTY PROPERTY MAP AND RECORDS SYSTEM

B.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 85-39

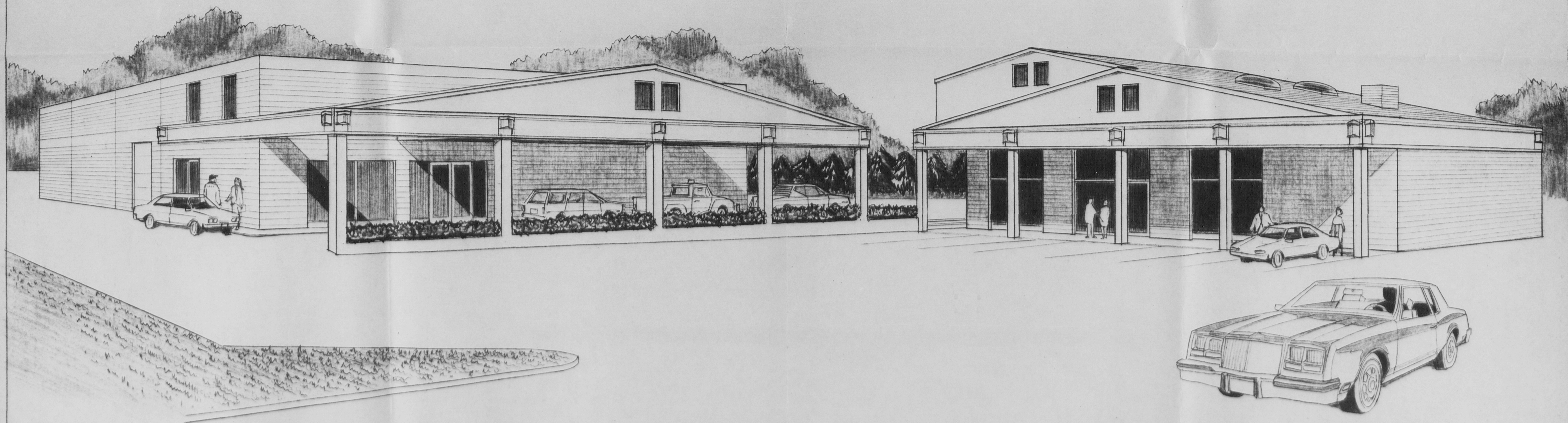
1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____
☐ City, Town or Village Board ☐ Planning Board ☒ Zoning Board of Appeals
2. Applicant: NAME TOYOTA OF NEWBURGH, INC.
Address Route 9W, New Windsor, N. Y. 12550
Attorney, Engineer, Architect SHAW ENGINEERING
162 Grand Street, Newburgh, N.Y.
3. Location of Site: Route 9W, New Windsor, N.Y.
(street or highway, plus nearest intersection)
Tax Map Identification: Section 48 Block s 2 & 3 Lots 22.2 & 6.2
Present Zoning District NC and R-4 Size of Parcel 165,528 s.f.
4. Type of Review:
☐ Special Permit Use* _____
☒ Variance* Use - New car storage in rear (R-4 zone)
Area - Two front yard variances of 20 ft. ^{ea.} and 6 ft. building height.
☐ Zone Change* From: _____ To: _____
☐ Zoning Amendment* To Section: _____
☐ Subdivision** Major _____ Minor _____

10/85
Date

Patricia Delio, Secy.
Signature and Title

*Cite Section of Zoning Regulations where pertinent
**Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.

OCPD-1



TOYOTA OF NEWBURGH
ARCHITECT KURT KUČSMA 11 NOVEMBER 85